

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Project Staff Report

2014 Second Round

September 24, 2014

Project Number CA-14-165

Project Name Mercy Arc Housing - 1500 Page Street
Site Address: 1500 Page Street
San Francisco, CA 94117 County: San Francisco
Census Tract: 16600.000

Tax Credit Amounts	Federal/Annual	State/Total
Requested:	\$688,504	\$0
Recommended:	\$688,504	\$0

Applicant Information

Applicant: Mercy Housing California 57, a California limited partnership
Contact: Jennifer Dolin
Address: 1360 Mission St., Ste. 300
San Francisco, CA 94103
Phone: (415) 355-7114 Fax: (415) 355-7101
Email: jdolin@mercyhousing.org

General Partner(s) / Principal Owner(s):	Mercy Housing California Special Needs
General Partner Type:	Nonprofit
Parent Company(ies):	Mercy Housing California
Developer:	Mercy Housing California
Investor/Consultant:	Community Economics
Management Agent(s):	Mercy Housing Management Group

Project Information

Construction Type: New Construction / Adaptive Reuse
Total # Residential Buildings: 1
Total # of Units: 17
No. & % of Tax Credit Units: 16 100%
Federal Set-Aside Elected: 40%/60%
Federal Subsidy: HUD Section 811 / HUD Project-based Contract (15 units - 93%)
Average Targeted Affordability of Special Needs/SRO Project Units: 40.00%
Affordability Breakdown by Units and % (Lowest Income Points):
30% AMI: 2 10 %
35% AMI: 6 35 %
45% AMI: 8 50 %

Information

Set-Aside: N/A
Housing Type: Special Needs
Type of Special Needs: Persons with physical, mental or development disabilities
% of Special Need Units: 16 units 100%
Geographic Area: San Francisco County
TCAC Project Analyst: Connie Harina

Unit Mix

16 SRO/Studio Units
1 1-Bedroom Units

17 Total Units

Unit Type & Number	2014 Rents Targeted % of Area Median Income	2014 Rents Actual % of Area Median Income	Proposed Rent (including utilities)
6 SRO/Studio	30%	15%	\$291
7 SRO/Studio	45%	15%	\$291
2 SRO/Studio	50%	15%	\$291
1 SRO/Studio	45%	44%	\$850
1 1 Bedroom	Manager's Unit	Manager's Unit	\$0

Project Financing

Estimated Total Project Cost: \$11,636,315
Estimated Residential Project Cost: \$11,636,315

Residential

Construction Cost Per Square Foot: \$362
Per Unit Cost: \$684,489

Construction Financing

Source	Amount
Silicon Valley Bank	\$5,957,018
City and County of S.F.	\$1,628,242
City and County of S.F. - Lease Value	\$1,500,000
Tax Credit Equity	\$1,010,465

Permanent Financing

Source	Amount
HUD 811 Capital Advance	\$2,347,800
City and County of S.F.	\$829,736
City and County of S.F. - Lease Value	\$1,500,000
AHP	\$320,000
General Partner Equity	\$680
Tax Credit Equity	\$6,638,099
TOTAL	\$11,636,315

Determination of Credit Amount(s)

Requested Eligible Basis: \$6,878,165
130% High Cost Adjustment: Yes
Applicable Fraction: 100.00%
Qualified Basis: \$8,941,615
Applicable Rate: 7.70%
Maximum Annual Federal Credit: \$688,504
Approved Developer Fee (in Project Cost & Eligible Basis): \$1,158,342
Investor/Consultant: Community Economics
Federal Tax Credit Factor: \$0.96413

Per Regulation Section 10322(i)(4)(A), The “as if vacant” land value and the existing improvement value established at application, as well as the eligible basis amount derived from those values, will be used during all subsequent reviews including the placed in service review, for the purpose of determining the final award of Tax Credits.

Per Regulation Section 10327(c)(2)(C), Once established at the initial funded application, the developer fee cannot be increased, but may be decreased, in the event of a modification in basis.

Eligible Basis and Basis Limit

Requested Unadjusted Eligible Basis:	\$6,878,165
Actual Eligible Basis:	\$8,880,624
Unadjusted Threshold Basis Limit:	\$4,617,482
Total Adjusted Threshold Basis Limit:	\$6,878,165

Adjustments to Basis Limit:

Required to Pay Prevailing Wages
100% of Units for Special Needs Population
Seismic Upgrading
Local Development Impact Fees
95% of Upper Floor Units are Elevator-Serviced

Tie-Breaker Information

First:	Special Needs
Second:	63.138%

Cost Analysis and Line Item Review

Staff analysis of project costs to determine reasonableness found all fees to be within TCAC’s underwriting guidelines and TCAC limitations. Annual operating expenses exceed the minimum operating expenses established in the Regulations, and the project pro forma shows a positive cash flow from year one. Staff has calculated federal tax credits based on 7.70% of the qualified basis, or, in the case of acquisition credit or credit combined with federal subsidies, 3.36%. Applicants are cautioned to consider the expected federal rate when negotiating with investors. TCAC's financial evaluation at project completion will determine the final allocation.

Special Issues/Other Significant Information:

Staff noted a per unit development cost of \$684,489. The factors contributing to the cost include the historical status of the building, environmental and engineering services for lead and asbestos, structural and seismic building code requirements. In addition, this project must comply with HUD Section 811 project size limitations and capitalized reserve requirements.

Legal Status: Staff has reviewed the Applicant's responses to the questions contained in the Legal Status portion of the Application. No information was disclosed that raised any question regarding the financial viability or legal integrity of the applicant.

Local Reviewing Agency:

The Local Reviewing Agency, the San Francisco Mayor's Office of Housing and Community Development, has completed a site review of this project and strongly supports this project.

Recommendation: Staff recommends that the Committee make a preliminary reservation of tax credits in the following amount(s) contingent upon standard conditions and any additional conditions imposed by the Committee:

Federal Tax Credits/Annual
\$688,504

State Tax Credits/Total
\$0

Standard Conditions

The applicant must submit all documentation required for a Carryover Allocation and any Readiness to Proceed Requirements elected. Failure to provide the documentation at the time required may result in rescission of the Credit reservation and cancellation of a carryover allocation.

TCAC makes the preliminary reservation only for the project specified above in the form presented, and involving the parties referred to in the application. No changes in the development team or the project as presented will be permitted without the express approval of TCAC.

The applicant must pay TCAC a performance deposit and allocation fee calculated in accordance with regulation. Additionally, TCAC requires the project owner to pay a monitoring fee before issuance of tax forms.

As project costs are preliminary estimates only, staff recommends that a reservation be made in the amount of federal credit and state credit shown above on condition that the final project costs be supported by itemized lender approved costs and certified costs after the buildings are placed in service.

All unexpended funds in reserve accounts established for the project must remain with the project to be used for the benefit of the property and/or its residents, except for the portion of any accounts funded with deferred developer fees.

All fees charged to the project must be within TCAC limitations. Fees in excess of these limitations will not be considered when determining the amount of credit when the project is placed-in-service.

The applicant/owner shall be subject to underwriting criteria set forth in Section 10327 of the regulations through the final feasibility analysis performed by TCAC at placed-in-service.

Credit awards are contingent upon applicant's acceptance of any revised total project cost, qualified basis and tax credit amount determined by TCAC in its final feasibility analysis.

The applicant must ensure the project meets all Additional Threshold Requirements of the proposed project. If points were awarded for service amenities, the applicant will be required to provide such amenity or amenities identified in the application, for a minimum period of ten years and at no cost to the tenants. Applicants that received points for sustainable building methods (energy efficiency) must submit the certification required by Section 10325(c)(6) at project completion. Applicants that received increases (exceptions to limits) in the threshold basis limit under Section 10327(c)(5) must submit the certification required by Section 10322(i)(2) at project completion.

Additional Conditions: None.

Points System	Max. Possible Points	Requested Points	Points Awarded
Cost Efficiency / Credit Reduction / Public Funds	20	20	20
Public Funds	20	20	20
Owner / Management Characteristics	9	9	9
General Partner Experience	6	6	6
Management Experience	3	3	3
Housing Needs	10	10	10
Site Amenities	15	15	15
Within ¼ mile of transit stop, service every 30 min, 25 units/acre density	7	7	7
Within ¼ mile of public park or community center open to general public	3	3	3
Within ½ mile of public library	2	2	2
Within ½ mile of a full-scale grocery/supermarket of at least 25,000 sf	4	4	4
Within ¼ mile of a public elementary school	3	3	0
Within ½ mile of medical clinic or hospital	3	3	3
Within ½ mile of a pharmacy	1	1	1
Service Amenities	10	10	10
SPECIAL NEEDS AND SRO HOUSING TYPES			
Service Coordinator/Other Services Specialist, min. ratio 1 FTE to 360 bdrms	5	5	5
Adult ed/health & wellness/skill bldg classes, min. 84 hrs/yr instruction	5	5	5
Sustainable Building Methods	10	0	0
Lowest Income	52	52	52
Basic Targeting	50	50	50
Deeper Targeting – at least 10% of units @ 30% AMI or less	2	2	2
Readiness to Proceed	20	15	15
Miscellaneous Federal and State Policies	2	0	0
Total Points	148	131	131

Please Note: If more than the maximum Site Amenity points were requested, not all amenities may have been scored and/or verified.

DO NOT RELY ON SCORING IN THIS COMPETITIVE CYCLE FOR FUTURE APPLICATIONS. ALL RE-APPLICATIONS ARE REVIEWED WITHOUT RELIANCE ON PAST SCORING.